

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2008-04

CENSUS TRACT # 15

**NAME OF SUBDIVISION:** Genesis Place Final Plat

**JURISDICTION:** City

**DATE OF MEETING:** October 6, 2011

**OWNER:** Springfield Housing Authority

**ENGINEER:** Greene & Bradford

**DESCRIPTION:** Pt SE ¼, Sec. 27, T16N, R5W, Genesis Place, north of Washington Street, south of Jefferson Street between 12<sup>th</sup> and 13<sup>th</sup> Streets

1.663 Acres 7 Lots

**MOTION TO RECOMMEND:** Approve, Subject To

**BY:** Nate Bottom

**2<sup>ND</sup> BY:** Dean Graven

**VOTE:** Unanimous

Joe Greene presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall remove large scale development from the title box in the lower right corner. He said the applicant shall add the square footage of each lot. Zeibert said the applicant shall remove the setback/utility/drainage/CATV line that is in the key. He said the applicant shall include the section, the township, and the range in the legal description. Zeibert said the applicant shall submit final covenants for the green space area.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall add the date of completion of the fieldwork. He said the applicant shall place and describe two monuments of stone or reinforced concrete on the opposite ends of the surveyed property. Bottom said the applicant

shall add the width of the adjoining streets. He said the applicant shall add, "this professional service conforms to the current Illinois minimum standards for a boundary survey," near the surveyor's seal and signature to the final plat.

Matt McLaughlin, Springfield Building and Zoning, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom made moved to approve the final plat, subject to:

- (1) Removing the large scale development from the title box in the lower right corner;
- (2) Adding the square footage of each lot;
- (3) Removing the setback/utility/drainage/CATV line;
- (4) Including the section, the township, and the range in the legal description;
- (5) Submitting final covenants for the green space area;
- (6) Adding the date of completion of the fieldwork;
- (7) Placing and describing two monuments on the opposite ends of the surveyed property per the state Plat Act;
- (8) Adding the width of the streets; and,
- (9) Adding the minimum boundary standards for a boundary survey near the surveyor's signature.

Dean Graven seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2011-06  
(Lq. Sc.)

CENSUS TRACT # \_\_\_\_\_

**NAME OF SUBDIVISION:** Hy-Vee Large Scale Development Plan

**JURISDICTION:** City

**DATE OF MEETING:** October 6, 2011

**OWNER:** Hy-Vee Inc.

**ENGINEER:** Martin Engineering

**DESCRIPTION:** Pt SE ¼, Sec. 5, T15N, R5W – West side of MacArthur Boulevard  
between Cherry Road and Outer Park Drive

9.50    **Acres**       3       **Lots**

**MOTION TO RECOMMEND:** Withdrawn

**BY:** \_\_\_\_\_

**2<sup>ND</sup> BY:** \_\_\_\_\_

**VOTE:** \_\_\_\_\_

Steve Walker requested that the large scale development plan be withdrawn from the agenda but reviewed informally by the Committee. He said they need additional time to work with IDOT on the entrance relocation off of MacArthur Blvd.

Comments received:

Regional Planning Commission

- Sidewalk along MacArthur Blvd needs to be a minimum of 5'
- Provide the document conveying the right of way to the appropriate jurisdiction
- The crosswalk connecting the buildings to the public sidewalk need to be a minimum 5' wide
- Identify the acreage of the entire site
- Identify the traffic circulation behind the building
- Change the scale on page C3.1 to 1" = 20'
- Add a note to the lumen plan stating all light fixtures shall be full cut off
- Add a construction entrance to the erosion control plan
- IDOT permit for the sidewalk will be required

Kenneth Springs, citizen member – no comments

County Highway Department – no comments

CWLP-Water

- Fire hydrant will need to be provided near the SE corner of the building in a proposed island to bring the fire protection coverage up to code. Adequate water capacity is available to serve the site.

Springfield Metro Sanitary District

- The existing 15" sanitary sewer shall be relocated at the Developer's expense to avoid any permanent structures. If not currently in place, easements shall be provided for all existing and proposed sanitary sewers on the property. The new sanitary sewer service connection to the C-Store shall be constructed to be no less than 2' or not more than 3' to the top of the service line where it exits the building.

Department of Public Works

- A storm sewer easement will need to be provided
- ROW will need to be dedicated for the sidewalk and other improvements
- The drive thru will need further delineation to distinguish where the through lane is to be located
- Traffic study conclusions need to be provided and adequate information will need to be submitted to determine other improvements required by the development.
- Traffic study revisions.
- Sidewalk elevations will be required along the perimeter of the property.
- Show joints for sidewalk through the driveways.
- Delineate area on the west side of the C-store.
- Pedestrian connection needed from the public sidewalk along Cherry Road to the building.
- Drainage calcs will need to be reviewed and approved by the Office of Public Works and IDOT.
- IDOT permit will be required for the access, sidewalk and drainage to MacArthur.
- Shift the trees off of the sanitary and storm sewer lines.
- Developer will need to meet with the City Traffic Engineer to discuss the Outer Park Road alignment concerning the channeling and the islands.
- Dumpster locations and enclosures need to be identified on the site plan.
- IDOT will need 5' sidewalks along MacArthur.
- Right-in/right-out entrance resolution.

Springfield Building and Zoning Department

- An additional accessible parking space needs to be added to the plan.

Springfield Fire Safety

- Correct scales on all plan sheets.
- Hydrant needs to be located within 150' of the building.
- Concerned with the egress and truck traffic behind the building.

Office of Planning and Economic Development

- Landscaping concerns.

Sangamon County Department of Public Health – no comments

CWLP-Electric

- If the overhead electric goes underground an easement will need to be provided.
- They are checking to see if the circuit that currently feeds the area can be a back up. If so, the tie in for which the cost estimates were based on would go away. They are currently still investigating that issue.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.** 2011-07  
(L & Sc)  
**CENSUS TRACT #** 5.01

<b>NAME OF SUBDIVISION:</b>	Dairy Queen Grill & Chill (Dirksen and Atlanta)– Site Development Plan – Lot 1 Atlanta Place Subdivision
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	October 6, 2011
<b>OWNER:</b>	Freetly & Hunziker Enterprises, LLC
<b>ENGINEER:</b>	Martin Engineering
<b>DESCRIPTION:</b>	Pt SE ¼, Sec. 13, T16N, R5W – Northwest corner of Dirksen Parkway and Atlanta Street
	<u>0.65</u> <b>Acres</b> <u>1</u> <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve, Subject To
<b>BY:</b>	Nate Bottom
<b>2<sup>ND</sup> BY:</b>	Kenneth Springs
<b>VOTE:</b>	Unanimous

Phil Martin presented the site development plan. He said this plan will be part of a development for Lot 1 of Atlanta Place Subdivision which uses shared access with Lot 2 of the same subdivision. Martin said what was shown on Lot 2 was conceptual and that it may or may not look like what is shown.

Joe Zeibert, Regional Planning Commission, said our comments are based on Lot 1. He said the applicant shall identify the owner on the first page. Zeibert said the applicant shall add bearings to the lot lines. He said the applicant shall identify the acreage. He said the applicant shall prepare the document for the right of way dedication so it can be recorded when the plan is approved. Zeibert said a 5' sidewalk along Dirksen Parkway shall be required. He said the applicant shall add a construction entrance to the grading plan. Zeibert said the applicant shall identify all setbacks on the site plan. He said the applicant shall fix the landscaping plan; some landscaping looks like it is not on the applicant's property. Zeibert said the applicant shall carry the lumen contours to 0. He said the applicant shall show the current site configuration on the lumen plan. He said the applicant shall identify the access easement as recorded on the final plat [for Atlanta Place Subdivision]. Martin asked for clarification. Zeibert replied the applicant shall show the access easement area and the recorded document number on the plans. He said the applicant shall submit an IDOT permit for the sidewalk along Dirksen Parkway. Zeibert asked if there was going to be a monument sign for this property. Martin replied there would be a pylon sign. Zeibert asked if the sign was shown on the plan, to which Martin replied not yet. Zeibert said there was an access easement coming off Marketplace Drive on Lot 2 and asked if the applicant would utilize this access point at this time, to which Martin replied yes. Zeibert said

the applicant shall submit a design for the access to Marketplace. Martin asked if Zeibert wanted the access drive to Marketplace shown, to which Zeibert replied Public Works would want to see a typical pavement section for that drive. Nate Bottom, Office of Public Works, asked Martin if the applicant planned to construct the drive. Martin replied the applicant did. Bottom said the applicant shall submit elevations and the configuration for the drive access onto Marketplace. Bottom asked what easement is platted so far. Martin said the access easement onto Marketplace is platted across Lot 2 and he did not know why it was not shown. Zeibert said there was a small portion of the access easement platted onto Atlanta Street and an access easement shown all the way across Lot 2 onto Marketplace Drive.

Kenneth Springs, citizen member, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, said the water service is shown. He said there were adequate fire hydrants shown. Stewart said CWLP was ready to serve the site.

Gregg Humphrey, Springfield Metro Sanitary District, said the existing sanitary service sewer shall be verified by televising to determine if it can be utilized and reconnected to. In addition, the service line, where it exits the building, shall be no less than 2' nor more than 3' in depth to the top of the service below finished grade.

Nate Bottom, Office of Public Works, said the applicant shall dedicate right of way for the sidewalk. Martin asked to whom the dedication should go. Bottom replied he imagined to the state since it is along Dirksen. Dan Mlacnik, Illinois Department of Transportation [IDOT], asked if the sidewalk was along Dirksen, to which Bottom replied yes. Mlacnik said the dedication would be to the state. Bottom said the applicant should dedicate it to IDOT but that the City would be the ones maintaining it. He asked if a vehicle could make the sharp right turn from Atlanta onto the drive through as shown. Bottom said Pete [Wagner] had addressed this comment and it was complete. He said the drive through has a 21.3' opening that the City wants removed because it will interfere with traffic circulation. Martin replied the applicant has a problem with removing the opening because a vehicle could get stuck in the drive through lane without the opening and the car would have to wait for the vehicles in front to depart the drive through lane before one could exit. Martin said the applicant wanted to keep the opening and possibly sign it. He said he understood the City's position that someone would get into the drive through lane who did not want to be in the drive through lane. Martin asked if it was possible to work something out. Bottom said Martin would need to resolve the comment when Lori Williams [City Traffic Engineer] returns. He asked if the drive through in the front yard was acceptable, to which Matt McLaughlin, Springfield Building and Zoning said it was fine. Bottom said the applicant shall label the distances and angles of the property boundary lines. He said the applicant shall list the acreage of the site. Bottom said the applicant shall submit perimeter sidewalk elevations. He said the applicant shall show a 5' wide sidewalk along Dirksen. Bottom said the existing sidewalk along Atlanta Street is 4' wide. He said a logical transition point from the 5' to the 4' sidewalk would be the curb ramp. Bottom said he thought the applicant will provide pedestrian connectivity and that the applicant will need to determine a place to provide the connectivity. Martin said the applicant would likely provide a connection along the east side of the building. Bottom asked if the applicant would show the connection with hashed marks, to which Martin replied yes. Bottom said drainage and storm sewer calculations need to be submitted. He said Wagner had submitted the calculations and they still need to be reviewed. Bottom said the applicant planned to move a 24" flared end section and said the applicant shall verify if there is enough right of way and drainage easement for this to occur. He said the applicant shall obtain an easement if there is not enough room. Bottom said an IDOT permit will be required for sidewalks and drainage along Dirksen. He said the applicant's landscaping must

be on the applicant's property, not on the right of way. Bottom said the applicant's enter/exit sign must be on the applicant's property, not the right of way. He asked about signage. Martin said he would show the pylon sign with the next plan submission. Bottom said the lighting plan does not match the site plan.

Matt McLaughlin, Springfield Building and Zoning, said the applicant shall provide a dumpster detail.

Rick Weber, Springfield Fire Department, asked what the occupant load in the building would be to determine if a sprinkler system is required. Mark Freetly, the applicant, said the seating would be 70. Weber asked if the occupant load would be under 100, to which Freetly replied yes. Weber said this would take care of his comment.

Paul O'Shea, Office of Planning and Economic Development, asked about landscaping on the landscape plan versus landscaping on the lighting plan. Martin said the landscaping on the lighting plan should be disregarded; the lighting plan was not reconfigured as the other plans were. O'Shea said the landscape plan showed plantings along Dirksen that screened the drive through. Martin said the applicant did not want to screen his building from Dirksen. Martin said the plantings shown were small, e.g. spirea and rhododendrons. O'Shea said the applicant would want the patio area to be pleasantly landscaped to make it attractive.

Dean Graven, citizen member, had no comments.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, said the overhead electric lines would go away. She said the route for the underground electric was acceptable but that it was right at 360 degrees. Thoele said there was no transformer location identified. She said she thought it was going to go someplace in the corner. Martin asked Freetly if he knew the transformer's location, to which Freetly replied no. Martin said he thought the transformer would be close to the grease trap, but that another person was figuring out its location. Thoele said the applicant shall ensure there is at least 3' clearance on the sides and 10' clearance in the front and that the electrical apparatus is behind a raised curb.

Bottom said the applicant shall submit a design for the access to Marketplace Drive.

Nate Bottom moved to approve the site development plan, subject to:

- (1) Identifying the owner on the first page;
- (2) Adding bearings to the lot lines;
- (3) Identify the acreage;
- (4) Preparing the document for the right of way so it can be recorded;
- (5) Showing a 5' sidewalk along Dirksen Parkway;
- (6) Adding a construction entrance to the grading plan;
- (7) Identifying all setbacks on the site plan;
- (8) Fixing the landscaping plan to show all landscaping on the applicant's property;
- (9) Carrying the lumen contours to 0.
- (10) Showing the current site configuration on the lumen plan;
- (11) Identifying the access easement as recorded on the final plat;
- (12) Submitting an IDOT permit for the sidewalk and drainage along Dirksen Parkway;
- (13) Showing the monument/pylon sign on the plans;
- (14) Submitting a design configuration, pavement sections, and elevations for the Marketplace Drive access;
- (15) Televising the existing sanitary sewer service line to determine if it can be utilized and reconnected;



- (16) Ensuring the service line where it exits the building is 2' – 3' in depth to the top of the service below finished grade;
- (17) Providing a document for the right of way dedication of the sidewalk;
- (18) Ensuring the design of the right turn into the drive through is adequate;
- (19) Resolving the 21.3' drive through opening with Public Works;
- (20) Submitting perimeter sidewalk elevations;
- (21) Ensuring the transition from the 5' to the 4' sidewalk is at the curb ramp;
- (22) Providing a pedestrian connection from the sidewalk to the building;
- (23) Submitting drainage and storm sewer calculations;
- (24) Verifying there is enough right of way and drainage easement to move the flared end section or providing a drainage easement as discussed;
- (25) Ensuring the enter/exit sign is on the applicant's property, not the right of way;
- (26) Submitting a dumpster detail; and,
- (27) Adding a transformer location and ensuring it meets the appropriate distance from property lines.

Kenneth Springs seconded the motion and the vote was unanimous.